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Steve Hausz, Vice Chair
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Dennis Doordan
Michael Drury
Ed Lenvik
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CITY COUNCIL LIAISON: Kristen Sneddon
PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:
Tava Ostrenger, Assistant City Attorney
Ellen Kokinda, Acting Design Review Supervisor
Nicole Hernandez, Architectural Historian
Barbara Burkhart, Assistant Planner
Mary Ternovskaya, Senior Commission Secretary

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/HLCVideos.

WRITTEN PUBLIC COMMENT: Public comments may be submitted via email to HLCSecretary@SantaBarbaraCA.gov before the beginning of the Meeting. All public comments submitted via email will be provided to the Board and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to HLC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged. Please note that the HLC may not have time to review written comments received after 4:30 p.m. the Tuesday before the meeting.

All public comment that is submitted before 4:30 p.m. the Tuesday before the meeting will be published on the City's website at SantaBarbaraCA.gov/HLC. Comments provided via USPS or e-mail will be converted to a PDF before being posted on the City's website. Note: comments will be published online the way they are received and without redaction of personal identifying information; including but not limited to phone number, home address, and email address. Only submit information that you wish to make available publicly.

VERBAL PUBLIC COMMENT: Public comment on matters not listed on the agenda will occur at the beginning of the meeting. The time allotted for general public comment at the beginning of the meeting is 30 minutes. The Board, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond the Board’s subject matter jurisdiction. General public comment and public comment for matters that are on the agenda is limited to 2 minutes per person. Pooling of time is not allowed for in-person or virtual public comment.

Members of the public wishing to speak in person, during general public comment or on a matter on the agenda, must submit a speaker slip to staff. The Chair will call your name when it is your turn to speak. At that time you may approach the podium and speak into the microphone.

Members of the public wishing to participate during public comment virtually (electronic participation) must “raise their hand” in the Zoom platform by selecting the virtual hand icon, or by pressing *9 if calling by phone. When persons are called on to speak, the speaker will be notified that they can now unmute themselves in order to begin speaking. To unmute select the ‘mute/unmute’ icon or press “Alt+A” on the keyboard; If using a phone press *6 to unmute.

ELECTRONIC PARTICIPATION:
Join Meeting Electronically at:
https://santabarbaraca-gov.zoom.us/webinar/register/WN_DI4mDljaS4GgDJ0wcW80qQ
Phone number: 1 669 900 6833
Webinar ID: 827 0628 6752

NOTE: Agenda schedule is subject to change as cancellations occur.
INTERESTED PARTIES: If you want to be listed as an interested party on an item you have the following options available to submit a request: 1. Submit an e-mail request to HLCSecretary@SantaBarbaraCA.gov. 2. Call the HLC Secretary at (805) 564-5470, ext. 3308, or 3. Submit a written request via US Postal Service (USPS); addressed to HLC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. You will need to provide your Name, Email Address, Mailing Address, and the project number (PLN) you want to be added to.

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review online at SantaBarbaraCA.gov/HLC. If you have any questions about the posted documents, contact Barbara Burkhart, Assistant Planner at (805) 897-2687 or email BBurkhart@SantaBarbaraCA.gov. You may contact City Planning staff at (805) 564-5470 for general questions about the status of a case.

PUBLIC HEARING PROCEDURE: The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Discussion; and 8. Board/Commission Action.

AMERICANS WITH DISABILITIES ACT: If you need services or staff assistance to attend or participate in this meeting, contact the HLC Secretary at (805) 564-5470, ext. 3308. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

APPEALS: Decisions of the HLC may be appealed to the City Council. For further information and guidelines on how to appeal a decision to City Council, please contact the City Clerk’s office at Clerk@SantaBarbaraCA.gov as soon as possible. Appeals may be filed in person at the City Clerk’s office at City Hall or in writing via email to Clerk@SantaBarbaraCA.gov and by first class mail postage prepaid within 10 calendar days of the meeting at which the Commission took action or rendered its decision. Appeals and associated fee post marked after the 10th calendar day will not be accepted.

NOTE TO INTERESTED PARTIES: Only those persons who participate through public comment either orally or in writing on an item on this Agenda have standing to appeal the decision. Grounds for appeal are limited to those issues raised either orally or in written correspondence delivered to the review body at, or prior to, the public hearing.

STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY: State law, in certain circumstances, allows an architect, engineer, or a person in a related profession who is a “sole practitioner” to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which he or she is seated, if the practitioner does not advocate for the project.


NOTICE: On Friday, May 6, 2022 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/HLC. Approximate times are set for each item; however, the schedule is subject to change.

PLEASE BE ADVISED

The following advisories are generally also contained in the City’s Historic Landmarks Commission General Design Guidelines and Meeting Procedures (HLC Guidelines). The specific HLC Guideline number is listed after each advisory. Applicants are encouraged to review the full version of the HLC Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will attempt to notify applicants of time changes. (3.2.2)
- The applicant’s presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. (3.2.4)
- Substitution of plans is not allowed. (3.2.4)

NOTICE OF LINKED DIGITAL PLANS

Hyperlinks to project plans are provided in the agenda. If the project plan is available, you will see the address in the agenda displayed as a blue underlined text. To view the project plans, simply click on the blue underlined address. Architectural and Engineering drawings are made available to facilitate the public dialog only. All such material is subject to the restrictions of U. S. Copyright Law and may not be used for other purposed without obtaining the permission of the copyright holder.
GENERAL BUSINESS

A. Public Comment.

Any member of the public may address the Commission for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

B. Approval of the minutes of the Historic Landmarks Commission meeting of April 22 and April 27, 2022.

C. Approval of the Consent Calendar of May 11, 2022.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

E. Subcommittee Reports.

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(1:45PM) ARCHAEOLOGY REPORT

1. 800 SANTA BARBARA ST
   Assessor’s Parcel Number: 031-012-028
   Zone: C-G
   Application Number: PLN2015-00023
   Owner: 800 Santa Barbara, LLC
   Applicant: John Donaldson, JDC Construction Development Group
   Applicant: Heidi Jones, SEPPS Inc.

(Proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 19,179 square foot, three-story mixed-use building on an 18,568 square foot lot. The project consists of 1,289 square feet of commercial floor area and 23 residential units. The unit mix will include 8 studios, 10 one-bedroom units, and 5 two-bedroom units, with an average unit size of 777 square feet. Parking will be provided with a subterranean parking garage containing 29 parking spaces, storage, and service areas. Of the 27 trees on the property, 9 would be retained and protected, 15 removed, 3 relocated, and 17 new specimen trees and palms added. This is an AUD Priority Housing development with a proposed density of 53 dwelling units per acre. Project is within the Commercial/High Residential Priority Overlay (37-63 du/ac).)

Request for acceptance of a Phase 3 Archeological Resources Report (data recovery & mitigation) prepared by Michael Imwalle, Associate Executive Director of Cultural Resources, Santa Barbara Trust for Historic Preservation; and David Stone, M.A., RPA and Lucas Nichols, B.A. for Wood Environment & Infrastructure, Inc. The report was reviewed by Dr. Glassow, who agrees with its conclusions and recommendations.
(2:00PM) NEW ITEM: CONCEPT REVIEW

2. **222 E CANON PERDIDO ST**
   - Assessor's Parcel Number: 031-012-025
   - Zone: C-G
   - Application Number: PRE2022-00028
   - Owner: Jeremy Basan; 222 East Canon Perdido Street, LLC
   - Applicant: Trish Allen, SEPPS Inc.

(The project site is located within the El Pueblo Viejo Landmark District, Part 1; within 100 feet of a designated City Landmark eligible for listing on the National Register of Historic Places; and a structure on the City's Historic Resources List. The project proposes to construct a new three and four-story residential apartment structure, comprised of 34 apartments applying the City's Average Unit Density High-Priority Housing Overlay standards. The building is approximately 25,899 net SF and 46’ 9” in height. Parking will be provided in a garage structure on the east side of the driveway, using a puzzle lift system to accommodate 19 parking spaces. Six (6) surface parking spaces, including two (2) van accessible/EV stalls are provided on the west side of the driveway for a total of 25 parking spaces. A trash/recycling enclosure structure is proposed on the east side of the driveway, adjacent to the surface parking. The existing commercial office building will remain unchanged.)

One-time Concept Review. No final appealable action will take place at this meeting. Project Compatibility Findings would be required for Project Design Review Approval.

(2:30PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

3. **1426 ALTA VISTA RD**
   - Assessor's Parcel Number: 029-100-002
   - Zone: R-2
   - Application Number: PLN2021-00374
   - Owner: Starr Siegele, Starr Siegele Trust
   - Applicant: Roxana Bonderson, Power Planning Services, Inc.

(The existing single-unit residence is on the City's Historic Resources Inventory; it was constructed in 1919 by Architect Wallace Neff in the Dutch Colonial Revival style. The project proposes a two-story addition to the residence consisting of 268 square feet on the second floor above a covered porch. Pursuant to SBMC 30.20.030.B, a sloped lot setback reduction has been applied to the front setback along East Micheltorena Street, reducing the required front setback from 15 feet to 10 feet. All reports can be found at SantaBarbaraCA.gov/HLC.)

Project Design Approval is requested. Project Compatibility Findings, Major Alterations for Historic Resource Findings, and Hillside Design and Sloped Lot Findings are required. The City’s Architectural Historian prepared a Significance Report and a Memorandum evaluating the project’s consistency with the Secretary of Interior’s Standards that were reviewed and accepted at the January 19, 2022 hearing. The project was last reviewed on January 19, 2022.
4. **330 STATE ST**
   
   Assessor's Parcel Number: 037-254-014  
   Zone: M-C  
   Application Number: PLN2021-00104  
   Owner: Bryan Maroun, 805-830 East Tremont Associates  
   Applicant: Ed Devicente, DMHA Architecture

(The former Seaside Oil Company Building and Showroom, AKA Andalucia Building, is a designated Structure of Merit and a contributing historic resource to the El Pueblo Viejo Landmark District. Proposal for adaptive reuse of the existing multi-tenant commercial building on a 28,211 square foot site. Site improvements include the conversion of a portion of the parking lot to a covered outdoor dining area, alterations to the landscaping and site screening, and a new trash enclosure and path of travel to meet ADA requirements. Interior improvements include new bowling lanes, new multi-vendor food service counters and indoor dining, and renovation of the existing restaurant and bar. The City’s Architectural Historian prepared a [Significance Report](#). All reports can be found at SantaBarbaraCA.gov/HLC.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on July 21, 2021. The project was last reviewed on July 21, 2021.

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5. **524 CHAPALA ST**
   
   Assessor's Parcel Number: 037-171-004  
   Zone: M-C  
   Application Number: PLN2021-00518  
   Owner: Jewish Federation of Greater Santa Barbara  
   Applicant: Jan Hochhauser, Hochhauser Blatter Associates

(Proposal for a 323 square foot addition to an existing single-story commercial building located in El Pueblo Viejo Landmark District. Project includes renovation of the existing Chapala Street façade, and landscape and hardscape improvements to the parking lot.)

**PLEASE NOTE:** Item 5 postponed indefinitely at the applicant’s request. Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on April 13, 2022. The project was last reviewed on April 13, 2022.

SEE SEPARATE AGENDA FOR CONSENT ITEMS